Box 14A
Return to:
John T. Cook, P.C.
2927 Berry Hill Dr.

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 136,500.00

X Edwin C. Sutherland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of September, 2006

Notary Public:

MY COMMISSION EXPIRES: 1.27.07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
John W. Badalamenti	Realty Mortgage Corporation	Map 062
2790 Riverbend Drive	7000 Executive Center Dr., Suite 200	Group 2-0-A
Nashville, TN 37214	Brentwood, TN 37027	Parcel 211.00 CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Edwin C. Sutherland and wife, Cameron Sutherland,

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
John W. Badalamenti and wife, Nancy M. Badalamenti
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 334, on the Plan of River Trace Estates, Phase I, Section 3, of record in Plat Book 6900, Page 615, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Edwin C. Sutherland by deed from Robert J. Pawlick and wife, Lisa C. Pawlick, of record in Instrument 20000404040033661, dated March 31, 2000, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6851, Page 370; Book 6851, Page 390; Book 6982, Page 747; and Book 6851, Page 363, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 615; and (3) Transmission Line Easement of record in Book 1163, Page 341; Flowage Easement of record in Book 2022, Page 83; and Easement of record in Book 3959, Page 595, said Register's Office.

The said Cameron Sutherland joins in this conveyance to convey any and all marital interest he/she may have in said property.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2790 Riverbend Drive, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 22nd day of September, 2006.

Edwin C. Sutherland

Edwin C. Sutherland
Cameron Sutherland

Davidson County DEEDWARR
Recvd: 09/26/06 08:40 2 pgs
Fees:13.00 Taxes:505.05

20060926-0118804

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edwin C. Sutherland and Cameron Sutherland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the
purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 22nd day of September, 2006.

My Commission Expires: 1-27-07

Notary Public

